

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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TOWN OF WESTWOOD

**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)  
247 Station Drive – Telestream  
June 28, 2018**

**APPLICANT:** Brad Weilbrenner, Project Manager  
J. Calnan & Associates, Inc.  
3 Batterymarch Park, Fifth Floor  
Quincy, MA 02169

**PROPERTY OWNER:** NSTAR Electric Company/Eversource  
P.O. Box 270, Hartford, CT 06141

**PROPERTY LOCUS:** 247 Station Drive, Westwood, MA 0290  
Assessor's Map 37, Lot 008

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to perform interior renovations for a new tenant (Telestream) to be located on the first floor of 247 Station Drive, Westwood, MA 02090. No exterior changes are proposed. The property is located in the Industrial (I) zoning. Said facility use for a software development company is considered a Research and Development Use and is permitted in the Industrial zoning district, subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw because of the change of use from Professional Services Establishment to Research and Development.

The proposed interior alterations have been reviewed by the Building Commissioner and found to be minor in nature. As such, the proposed alterations are subject to Administrative EIDR review and approval by the Town Planner pursuant to Sections 7.3.6 of the Zoning Bylaw.

**STATEMENT OF FINDINGS**

After having reviewed all the plans and reports filed by the Applicants and their representatives, and having considered the technical analysis, and all supplemental information, the Town Planner makes the following findings:

1. On June 26, 2018, an application was filed by Brad Weilbrenner, pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application"). The Town Planner reviewed the application and considered it complete on June 28, 2018.
2. On June 28, 2018, the Building Commissioner was forwarded the Application for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval, pursuant to Section 7.3.6 of the Zoning Bylaw and determined that the proposed alterations were minor in nature, and that the Application would be subject to review and approval by the Town Planner pursuant to Sections 7.3.6 of the Zoning Bylaw.

3. On June 28, 2018, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
4. The subject property consists of approximately 27.3 acres located at 247 Station Drive and is shown as Map 37, Lot 008 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to perform interior renovations for a new tenant build-out on the first floor at the building located at 247 Station Drive, Westwood, MA 02090. Renovations include creating office spaces, café, conference rooms, server room and testing room.
6. The property is located in the Industrial (I) Zoning District. The proposed modifications are subject to an EIDR (Environmental Impact Design Review) Approval because of the change of use from Professional Service Establishment to Research and Development Facility pursuant to Sections 7.3 of the Westwood Zoning Bylaw. Research and Development use is allowed in the Industrial zone and is defined by the Westwood Zoning Bylaw as a use engaged in the fields of technology, medical, pharmaceutical, physical, environmental, biological or behavioral sciences, including the production of equipment, apparatus, machines or other devices for research, development, manufacturing advance and practical application in any such field or area, and including office, administrative, laboratory, manufacturing and support space and facilities (Section 2 of the Westwood Zoning Bylaw).
7. The Project, as modified by the conditions of this decision, will not be detrimental to the Town or to the general character or visual appearance of the surrounding residential properties, and will be consistent with all applicable standards set forth in Section 7.3.8 of the Westwood Zoning Bylaw.

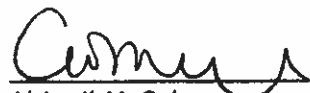
**DECISION**

The Town Planner hereby submits an Administrative Environmental Impact and Design Review (EIDR) **Approval** pursuant to Sections 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor and the following related submissions filed by or on behalf of the Applicants in the Office of the Planning Board on June 26, 2018:

1. Plan set entitled "Telestream, 247 Station Drive, First Floor, Westwood, MA", prepared by Packard Design, dated May 18, 2018.
2. EIDR Application prepared by Bradford Weilbrenner dated June 22, 2018, received by the Planning Board on June 26, 2018.

All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

The foregoing approval is issued to the Applicant for the aforementioned project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

  
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 Abigail McCabe  
 Town Planner  
 DATED: June 28, 2018

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 TOWN CLERK  
 TOWN OF WESTWOOD